



# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** March 14, 2013  
**AGENDA DATE:** March 20, 2013  
**PROJECT ADDRESS:** 165 Cedar Lane (MST2013-00012)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Renee Brooke, AICP, Senior Planner  
 Suzanne Riegler, Assistant Planner *SR*

### I. PROJECT DESCRIPTION

The 13,796 square foot parcel is currently developed with a 2,088 square foot, one-story residence with an attached 459 square foot garage. The proposal includes construction of a 295 square foot, detached, one-car carport, 135 square feet of additions to the existing residence, and the conversion of the existing garage to habitable floor area. Parking for the resulting 2,672 square foot, one-story residence will be provided with an uncovered parking space and a detached, one-car carport.

The discretionary application required for this project is a Modification to allow the conversion of the existing garage to habitable space and to install a new window within the required ten-foot interior setback (SBMC § 28.15.060, and SBMC § 28.92.110).

Date Application Accepted: 2/14/13

Date Action Required: 5/14/13

### II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, as submitted.

### III. SITE INFORMATION AND PROJECT STATISTICS

#### A. SITE INFORMATION

Applicant: Neuman Mendro Andrulatis Architects	Property Owner: Paul H. Tucker
Parcel Number: 015-083-003	Lot Area: 13,976 sq. ft.
General Plan: Low Density Residential	Zoning: E-1
Existing Use: Residential	Topography: 31% avg. slope
Adjacent Land Uses: Residential	

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,088 sq. ft.	+125+459 = 2,672 sq. ft.
Garage/ Carport	459 sq. ft.	-459 + 259 = 259 sq. ft.

**C. PROPOSED LOT AREA COVERAGE**

Building: 3,892 sf 28%      Hardscape: 1,600 sf 12%      Landscape: 8,304 sf 60%

**IV. DISCUSSION**

The subject parcel is located on an interior lot without frontage on a public or private road. The proposed project includes the conversion of the existing attached garage to habitable space, installation of a 3' by 1'-6" window in the converted area, and additions totaling 135 square feet to the existing building. The proposal includes the construction of a one-car carport and paving for an uncovered parking space to replace the parking displaced by the garage conversion. The proposed alterations will not expand the existing building footprint within the required setbacks.

The requested modification is to allow the change of use from accessory use to habitable space and the installation of a 3' by 1'-6" window within the required ten-foot interior setback to the east. The adjacent lot to the east is currently vacant. The proposed alterations to the existing single-story building within the required setback are minor and are not anticipated to adversely impact the adjacent neighbors.

This project was reviewed by the Single Family Design Board on January 28, 2013, and the Board continued the project to the Staff Hearing Officer, and found the proposed modification aesthetically appropriate. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines.

**V. FINDINGS**

The Staff Hearing Officer finds that the Modification to allow the conversion of a garage/accessory use to habitable space and the installation of a new window within the ten-foot interior setback is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed alterations and conversion are appropriate because the alterations will result in minor cosmetic changes to allow the garage conversion, with no further expansion of the building footprint in the setback. The applicant is proposing a small operable window within the required setback for ventilation purposes, within a proposed bathroom.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter, dated February 12, 2013
- C. SFDB Minutes

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CITY OF SANTA BARBARA  
PLANNING DIVISION

Sean Foster  
Neumann Mendro Andrulaitis Architects, LLP  
888 Linden Ave. Carpinteria Ca 93013  
805.684.8885

February 12, 2013

Staff Hearing Officer  
City of Santa Barbara  
Post Office Box 1990  
Santa Barbara, CA 93102-1990

RE: Modification Request for Project Address; 015-083-003; E-1

Dear Staff hearing Officer:

The proposed project consists of an existing single level 2,088 sq. ft. residence with an attached 459 sq. ft. two car garage situated on an interior lot with an average slope of 31%. The site is served by a Common Right of Way Easement located to the northwest adjacent properties connecting Cedar Lane to the northwest corner of the lot. The northwest corner of the residence contains a 17 sq.ft. portion which is an existing legal nonconforming building encroachment into the setback and is to remain with exterior and interior improvements which shall conform to Santa Barbara City Zoning Ordinance 28.87.030. The attached garage is located to the east and contains a 60 sq. ft. portion which is an existing legal nonconforming building encroachment into the setback and is to remain with exterior and interior improvements which shall conform to Santa Barbara City Zoning Ordinance 28.87.030. Adjacent to the garage is an exterior deck which consists of 168 sq. ft. portion which is an existing legal nonconforming building encroachment into the setback and is to remain with improvements which shall conform to Santa Barbara City Zoning Ordinance 28.87.030. To the east of the garage exists an illegal nonconforming covered storage area which is to be demolished and removed. All buildings and structures have building permits according to the City building files. The proposal includes building additions totaling 125 sq. ft. outside of setbacks, a new 250 sq. ft. deck outside outside of setbacks, a 295 sq. ft. single car carport w/ PV solar integrated roof, new permeable paving, and exterior and interior improvements including replacing existing wall finishes, replacing existing roofing, and replacing existing windows and doors.

The modifications being requested are to allow the conversion of the existing garage into living space, a and parking exception which provides two new parking spaces: one covered carport space and one

City of Santa Barbara

**EXHIBIT B**

uncovered space with permeable paving per Santa Barbara City Municipal Code Section 28.90.100.61. The proposed improvements will result in a 5 3/8" increase in roof height (no increased in roof pitch) over the existing garage due to the increased rafter depth in accordance with current Building and Safety code requirements. Interior and exterior improvements within legal nonconforming building setback encroachments shall be in accordance with Santa Barbara City Zoning Ordinance 28.87.030. Exterior improvements shall consist of replacing existing wall finishes, replacing existing roofing, and replacing and reducing of existing windows. The proposed improvements include a new 3'-0" x 1'-6" window at the south east corner within the setback. This window will serve as ventilation for the proposed bathroom and shall have minimal visibility from the adjacent lots due to the existing site walls. Interior improvements shall consist of replacing existing wall coverings, replacing and installing new utilities, replacing and installing new insulation, and replacing and installing new floor coverings. The modification request will allow the residence to remain single level and not expand the footprint of the structure while staying consistent with the existing building.

The major benefits of the proposed modifications and improvements are: The improvements eliminate the need to expand the footprint of the building on the site; eliminate the need to add a second story to the residence preserving the view corridors and privacy of the adjacent properties. The proposed modification and improvements will remain not visible from Cedar Lane and do not pose any significant visual impact from neighboring properties due to the existing site walls and the nature of the the interior lot. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines and is aesthetically appropriate as commented by the SFDB. Additionally the proposed improvements have been met with approval by the neighbors directly to the north and to the south.

Sincerely,



Sean Foster, Project Captain



## DESIGN REVIEW ACTIVITIES SUMMARY

**165 CEDAR LN (MST2013-00012)**

**PARKING EXCEPTION**

*Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.*

**Status: Pending**

**DISP**

**Date 3**

**SFDB-Consent (New)**

**CONT**

**01/28/13**

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer and Consent with comments:

- 1) The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines.
- 2) Provide details and a color/material schedule on the plans.

### EXHIBIT C